

WARRANTY DEEDSTATE MS.-DESOTO CO. *AL*
FILED

Aug 28 11 05 AM '90

GLENN S. HERRON and wife, GWEN J. HERRON

Grantors

RECORDED: 8/28/90
DEED BOOK 228 *wt*
PAGE 528
W.E. DAVIS CH. CLK.

To

JAMES E. SANDY, JR. and wife, JANICE M. SANDY

Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, GLENN S. HERRON and wife, GWEN J. HERRON, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, JAMES E. SANDY, JR. and wife, JANICE M. SANDY, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 241, Section C, in Twin Lakes Subdivision, on Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as shown by the plat recorded in Plat Book 8, Pages 41, 42, and 43, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by GLENN S. HERRON and wife, GWEN J. HERRON, in favor of Bank of Mississippi, dated December 26, 1986, and recorded in Book 387, Page 354, in the office of the Chancery Clerk of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$34,822.95, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Bank of Mississippi in connection with the loan made by same on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1990.

WITNESS the signatures of the Grantors this the 24th day of August, 1990.

Glenn S. Herron

GLENN S. HERRON
Gwen J. Herron

GWEN J. HERRON

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the State of Mississippi aforesaid, the within named GLENN S. HERRON and GWEN J. HERRON, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 24th day of August, 1990.

Martha A. Higgins

Notary Public
My Commission expires: November 28, 1991

Grantors' Address:

5739 Ridgetop, Horn Lake, MS 38637

Home No. 393-0676

Work No. 948-3321

Grantees' Address:

P. O. Box 273, Southaven, MS 38671

Home No. 349-9773

Work No. 363-4832